

Planning Board Meeting
Tremont Community Building
Tuesday, February 24, 2004
6:00 P.M.

- I. Meeting called to order by Chairman George Urbanneck at 6:00 P.M.
- II. Roll Call: Planning Board members George Urbanneck, Wayne Patton, Jim Keene, Galen Warman, Heath Higgins and Linda Graham; CEO Millard Billings and Planning Board Asst. Kathi Thurston.
- III. February 10, 2004 minutes not ready
- IV. Visitors to be Heard – None
- V. Subdivisions
 - A. Keith Muzzy - Map 5 Lot 90 – Residential/Business Zone
Application for six lot subdivisions
Map shows total of seven lots, three (3) of which have been sold
John Goodwin Jr, abutter, questions whether subdivision already exists.
Planning Board determines:
Lot #1 is not part of subdivision since it was sold more than 5 years ago (1996)
Lots #2 and #4 have been sold. Subdivision approval must be gained in order to sell any more lots within a 5 year period.
Remaining land of owner must be considered a lot. Mr. Muzzy must change his plan and apply for a seven (7) lot subdivision
Planning Board reviewed application for completeness and determined the following information will need to be provided:
Preliminary Plan Submission
 1. Location Map
 - a. Change Zoning district to Residential Business
 - b. Outline remaining land of applicant
 2. Other required permits – applicant has letter from DEP stating his Tier I Wetland Alteration permit is currently under review.
Applicant will need permit before final subdivision approval**Information to be shown on plan or application**
 4. Designate how many acres in remaining land of Muzzy
 9. Include adjoining property owners to Muzzy land
 10. Include number of acres in remaining land
 11. Locate buildings and wells on remaining land and wells on land of abutters
 12. Show remaining land
 17. Names and addresses of abutters to remaining land

- 22. Need letter from John Gilbert, well driller, regarding adequate ground water supply
- 24. Copy of existing deed restrictions submitted. Board requests restriction #9 be changed to 15 ft setback and requests document be properly labeled.
- 25. Outline subject property on map
- 26. Kit Muzzy requests waiver for storm water management plan. John Goodwin Jr. concerned no culverts are shown on plan and would like to see a storm water management plan designed by a licensed engineer. Concerned with runoff onto his property. Mr. Muzzy questioned why 900 ft road or firebreak was constructed on Goodwin property without storm water plan. Planning Board responded they are still in process of dealing with Goodwin violation. Mr. Muzzy stated he would put his project on hold until violation is decided.
Motion: Heath Higgins moved and Galen Warman seconded to waive #31. All in favor.
Motion: Linda Graham moved and Galen Warman seconded to deny request for waiver of #26 – Storm Water Management Plan. All in favor.
Motion: Wayne Patton moved and Linda Graham seconded to find subdivision application of Keith Muzzy incomplete. All in favor.

VI. New Business

- A. Shawn Stanley – Map 5 Lot 28H-7 – Residential/Business Zone
Application to construct 15 ft x 500 ft road.
Board concerned with wetland on property. DEP Field determination from John Cullen states road may cross wetland area but be no wider than 19 ft. Planning Board reviewed road standards and advised applicant that he must adhere to all applicable standards
Motion: Wayne Patton moved and Galen Warman seconded to accept application for Shawn Stanley, dated February 13, 2004 to construct 15ft x 500ft road with necessary culverts. All in favor.
- B. Keith Higgins – Map 3 Lot 36C-3 – Residential/Business Zone
 - 1. Application for change from Residential Use to Commercial Use and construct 7ft by 12ft porch..
Applicant plans to have tanning beds and would like office space in existing structure. Determination made that there is sufficient parking.
Motion: Galen Warman moved and Linda Graham seconded to accept application of Keith Higgins, dated February 13, 2004, for construction of 7ft x 12ft porch and to change use of structure from residential to commercial. All in favor.

VII. Old Business

- VIII. Land Use Ordinance Committee-Proposed changes
Revised changes reviewed and determined acceptable.
Motion: Wayne Patton moved and Jim Keene seconded to accept revision 4 to Tremont Zoning Ordinance changes. All in favor.
Public Hearing to be March 11, 2004 at 6:00 P.M.
Planning Board Chr. will attend March 1 Selectmens meeting
- IX. CEO Issues
- X. Notices
Planning Board/BOA Workshop in Ellsworth – March 25, 2004
- XI. Other
- Board discussed Stormwater Management design standards in the TZO. Noted that a Management Plan is not necessarily required but that the Board may request one.
Planning Board request addendum to Muzzy application findings.
Motion: Linda Graham moved and Wayne Patton seconded to advise Kit Muzzy his Storm Water Management Plan must meet the Storm Water Design Standards as shown in the Tremont Zoning Ordinance along with the Better Building Practice Guidelines. All in favor.
- XII. Wayne Patton moved and Galen Warman seconded to adjourn at 7:40 P.M.
All in favor.

Respectfully submitted,

Katharine S. Thurston
Planning Board Assistant

George Urbanneck, Chairman

Date